

May 25, 1978

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| 1.  | Z-4150      | G G & S Realty Trust - Charles Schwartz, Trustee<br>1466-1468 Commonwealth Avenue, Brighton                         |
| 2.  | Z-4151      | Araban Coffee Company<br>385 Summer Street, South Boston  |
| 3.  | Z-4153      | Thomas J. Flatley<br>745 Truman Highway, Hyde Park  |
| 4.  | Z-4154      | Wesleyan Holiness Church<br>86 Waldeck and 20 Tonawanda Streets, Dorchester   |
| 5.  | Z-4156      | T. Lawrence Smith<br>94 Charles Street, Boston  |
| 6.  | Z-4157      | Progressive Realty Trust - Anthony Bosco<br>12 Wilton Street, Allston   |
| 7.  | Z-4158-4161 | Salvatore C. Pantano<br>91-93-95-97 Riverview Road, Brighton  |
| 8.  | Z-4164-4165 | Ray Winn<br>14 and 24 Selkirk Road, Brighton  |
| 9.  | Z-4167-4169 | Monument Square Investment Corp. -<br>Leonard B. Nyer<br>1-3 Bartlett Street and 29 Monument Square,<br>Charlestown |
| 10. | Z-4172      | Boston Redevelopment Authority<br>Dock Square Parking Associates, Inc.<br>20 Clinton Street, Boston                 |

## MEMORANDUM

May 25, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert F. Walsh, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 6/6/78

Z-4150  
G G & S Realty Trust  
Charles Schwartz, Trustee  
1466-1468 Commonwealth Avenue, Brighton  
at Boulevard Terrace

Three-story masonry structure

District(s):	apartment <u>H-2</u>	general business <u>        </u>	industrial <u>        </u>
	residential <u>        </u>	local business <u>        </u>	waterfront <u>        </u>
	single family <u>        </u>		manufacturing <u>        </u>

Purpose: to change occupancy from six apartments and doctor's office to six apartments, doctor's office, and real estate office.

## Violation(s):

SectionRequiredProposed

- 8-7. A real estate office is forbidden in an H-2 district.
- 9-2. A change in a nonconforming use requires Board of Appeal hearing.

Expanding commercial activity would be disruptive to residential area, increase traffic congestion, and intensify the existing acute parking problems. Recommend denial.

VOTED: In reference to Petition No. Z-4150, brought by G G & S Realty Trust, 1466-1468 Commonwealth Avenue, Brighton, for a forbidden use and a change in a nonconforming use for a change of occupancy from six apartments and doctor's office to six apartments, doctor's office, and real estate office in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Expanding commercial activity would be disruptive to residential area, increase traffic congestion, and intensify the existing acute parking problems.







Board of Appeal Referrals 5/25/78

Hearing: 6/6/78

Z-4151  
Araban Coffee Company  
385 Summer Street, South Boston  
at C Street

Three-story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing M-4

Purpose: to change occupancy from liquor storage, coffee plant, garage, warehouse, and offices, to school, office, storage, coffee plant, and garage.

Violation(s):

Section

Required

Proposed

8-7. Trade school is conditional in an M-4 district.

Proposed school is consistent with existing uses of structure and the industrial area. No community opposition. Recommend approval.

VOTED: In reference to Petition No. Z-4151, brought by the Araban Coffee Company, 385 Summer Street, South Boston, for a conditional use for a change of occupancy from liquor storage, coffee plant, garage, warehouse, and offices to school, office, storage, coffee plant, and garage in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval. Trade school is consistent with existing uses of structure and the industrial area.





Z-4151  
385 SUMMER ST.  
(S.B.)



Board of Appeal Referrals 5/25/78

Hearing: 6/6/78

Z-4153  
Thomas J. Flatley  
745 Truman Highway, Hyde Park  
near Fairmount Avenue

Two-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: to increase patient capacity of nursing home from 120 to 124.

Violation(s):

Section

Required

Proposed

8-7. A nursing home is forbidden in an S-.5 district.

14-2. Lot area is insufficient.

250,000 sf

44,689 sf

Increase is minimal; violation is technical. Recommend approval.

VOTED: In reference to Petition No. Z-4153, brought by Thomas J. Flatley, 745 Truman Highway, Hyde Park, for a forbidden use and a variance to increase capacity of a nursing home from 120 to 124 patients in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Increase is minimal; violation is technical.





2-4153  
745 TRUMAN HIGHWAY  
(H.P.)



Board of Appeal Referrals 5/25/78

Hearing: 6/6/78

Z-4154  
Wesleyan Holiness Church  
86 Waldeck and 20 Tonawanda Streets,  
Dorchester

Church

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.5 \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to continue use of day care center; to increase capacity from  
56 to 70 children.

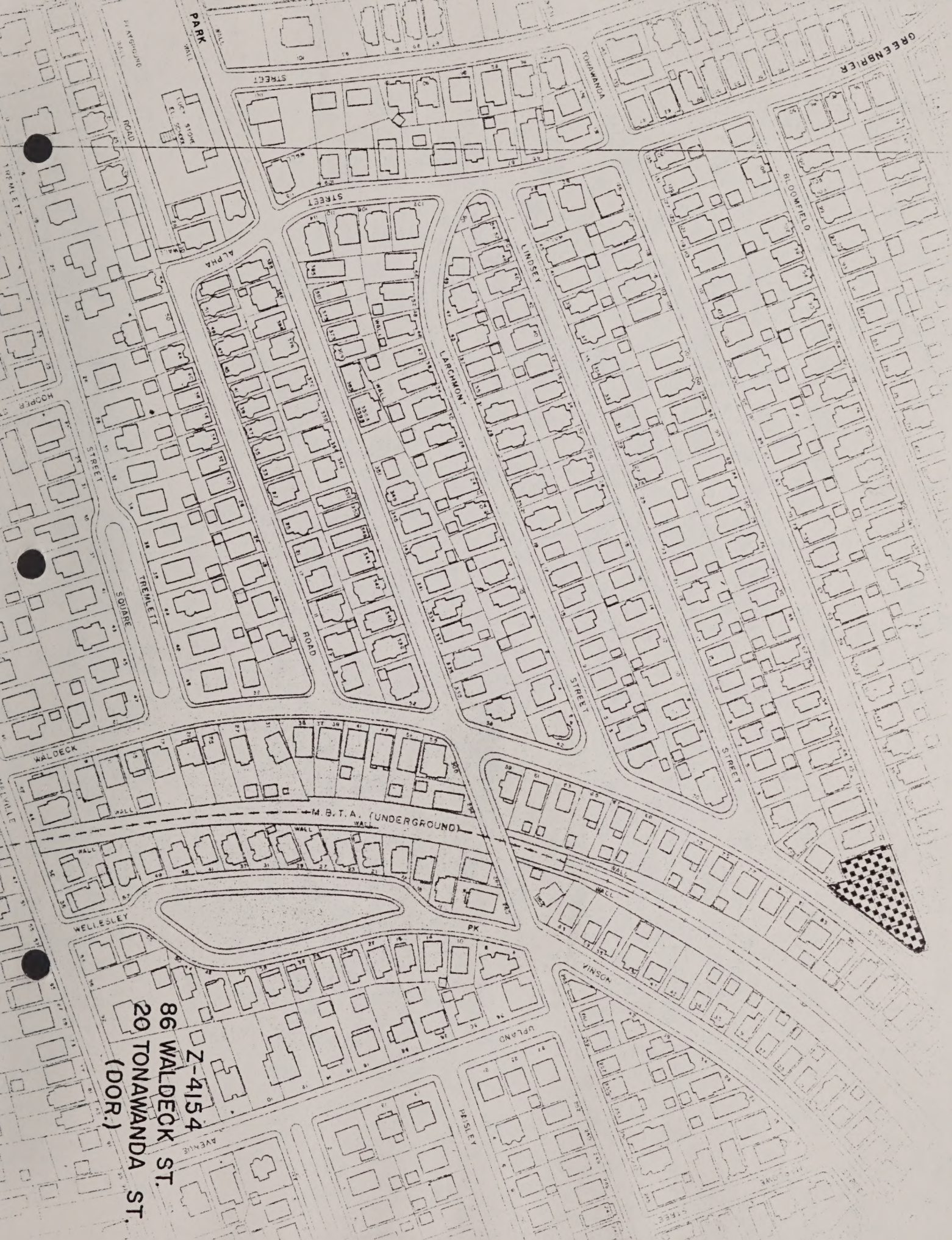
Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. A day care center is conditional in R-.5 district.		

In June 1975 the Board of Appeal, with Authority concurrence, granted the use for three years. Facility has been an asset to the neighborhood, and proposed expansion has support of local association. Recommend approval.

VOTED: In reference to Petition No. Z-4154, brought by Wesleyan Holiness Church, 86 Waldeck and 20 Tonawanda Streets, Dorchester, for a conditional use to continue use of day care center and increase capacity from 56 to 70 children in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Facility has been an asset to the neighborhood, and proposed expansion has support of local association.





Z-4154  
86 WALDECK ST.  
20 TONAWANDA ST.  
(DOR.)



## Board of Appeal Referrals 5/25/78

Hearing: 6/13/78

Z-4156

T. Lawrence Smith

94 Charles Street, Boston  
near Pinckney Street

Five-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2-65</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from one- to three-family dwelling.

## Violation(s):

SectionRequiredProposed

8-7. Any dwelling converted for more families which meets at least one half the requirement for open space is conditional in an L-2-65 district.

17-1. Open space is insufficient.

150 sf

103 sf

Occupancy is consistent with residential—local business neighborhood.  
Recommend approval with proviso.

VOTED: In reference to Petition No. Z-4156, brought by T. Lawrence Smith, 94 Charles Street, Boston, for a conditional use and a variance for a change of occupancy from one-family dwelling to three-family dwelling in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval provided that the occupancy be limited to the proposed three apartments.







Board of Appeal Referrals 5/25/78

Hearing: 6/13/78

Z-4157  
Progressive Realty Trust  
Anthony Bosco  
12 Wilton Street, Allston  
near Cambridge Street

Two-story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing M-1

Purpose: to erect one-story addition to discotheque-restaurant.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
20-1. Rear yard is insufficient.	20 ft.	0

Addition, to be used for storage of food and beverages, will have no impact on the surrounding area. No objections. Recommend approval.

VOTED: In reference to Petition No. Z-4157, brought by Progressive Realty Trust, 12 Wilton Street, Allston, for a variance to erect a one-story addition to a discotheque-restaurant in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Accessory storage addition will have no impact on the surrounding area.





12 WILTON ST.  
(ALLSTON)



## Board of Appeal Referrals 5/25/78

Hearing: 6/6/78

Z-4158-4161  
 Salvatore C. Pantano  
 91-93-95-97 Riverview Road, Brighton  
 near Parsons Street

10,169 square feet of vacant land

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
 residential R-.5 \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
 single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to erect four three-story, one-family attached dwellings  
 with one-car basement garages.

## Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
14-1. Lot area is insufficient.	2 acres	1,500 sf 1,612 sf 1,875 sf 3,049 sf
14-3. Lot width is insufficient.	200 ft.	40 ft.
14-4. Street frontage is insufficient.	200 ft.	40 ft.
15-1. Floor area ratio is excessive.	.5	
16-1. Height of building is excessive.	2 stories	3 stories
17-1. Open space is insufficient.	1,000 sf	448 sf
18-1. Front yard is insufficient.	25 ft.	13 ft.
19-1. Side yard is insufficient.	10 ft.	0
20-1. Rear yard is insufficient.	40 ft.	25 ft.

Proposed row house design would overcrowd irregularly shaped, sloped parcel. Traffic is a major concern, and community has indicated strong opposition. Recommend denial.

VOTED: In reference to Petitions Nos. Z-4158-4161, brought by Salvatore C. Pantano, 91-97 Riverview Road, Brighton, for thirty-four variances to erect four three-story, one-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed row house design would overcrowd irregularly shaped, sloped parcel. Traffic is a major concern, and community has indicated strong opposition.





LEO M. BIRMINGHAM

STREET

WALL

EXTENSION

RAILROAD

BOSTON

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ALBANY

BRANCH

RD.

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Board of Appeal Referrals 5/25/78

Hearing: 6/13/78

Z-4164-4165

Ray Winn

14 and 24 Selkirk Road, Brighton  
near Sutherland Road

Two 2½-story frame structures

District(s): apartment H-1 general business        industrial         
residential        local business        waterfront         
single family        manufacturing       

Purpose: to change occupancy of two one-family dwellings to  
two student dwellings (10 and 12 students).

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Dormitory is conditional in an H-1 district.		
23-1. Off-street parking is insufficient.	8 spaces	0

Excessive occupancy and its transient nature have combined to disturb and interfere with owner-occupied dwellings on this street, Parking is a severe problem. Lack of physical maintenance of the properties is evident. Substantial community opposition. Recommend denial.

VOTED: In reference to Petitions Nos. Z-4164-4165, brought by Ray Winn, 14 and 24 Selkirk Road, Brighton, for two conditional uses and two variances for a change of occupancy from two one-family dwellings to two student dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Excessive occupancy and its transient nature have combined to disturb and interfere with owner-occupied dwellings on this street, Parking is a severe problem. Lack of physical maintenance of the properties is evident. Substantial community opposition.



Z-4164-65  
14-24 SELKIRK RD.  
(BRI.)





Board of Appeal Referrals 5/25/78

Hearing: 6/13/78

Z-4167-4169  
Monument Square Investment Corp..  
Leonard B. Nyer  
1-3 Bartlett Street and 29 Monument  
Square, Charlestown

Three-story masonry structure

District(s): apartment H-1 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to subdivide; to legalize occupancy - three three-family dwellings.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
14-1. Lot area is insufficient.	7,000 sf	1,530 sf
14-3. Lot width is insufficient.	50 ft.	27 ft.
14-4. Street frontage is insufficient.	50 ft.	27 ft.
17-1. Open space is insufficient.	400 sf	182 sf
20-1. Rear yard is insufficient.	10 ft.	0

Proposal would be compatible with residential nature of the neighborhood.  
Recommend approval with proviso.

VOTED: In reference to Petitions Nos. Z-4167-4169, brought by Monument Square Investment Corp., 1-3 Bartlett Street and 29 Monument Square, Charlestown, for ten variances to subdivide and to legalize occupancy for three three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that each structure be limited to a maximum of three units. This occupancy is compatible with existing residential nature of the neighborhood.





Z-4167-69  
1-3 BARTLETT ST.  
29 MONUMENT SQ  
(CHSN.)



Board of Appeal Referrals 5/25/78

Hearing: 6/13/78

Z-4172  
Boston Redevelopment Authority  
Dock Square Parking Associates, Inc.  
20 Clinton Street, Boston  
at North Street

Parking lot

District(s): apartment \_\_\_\_\_ general business B-8 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to erect six-story parking garage, retail, restaurant structure.

Violation(s):

Section

Required

Proposed

8-7. Parking garage is conditional in a restricted parking district.

21-1. Setback of parapet is insufficient.

In April 1977, the Authority tentatively designated Dock Square Parking Associates as developer of the structure, which will accommodate approximately 597 cars. Plans have been reviewed with staff. Recommend approval.

VOTED: In reference to Petition No. Z-4172, brought by the Boston Redevelopment Authority and Dock Square Parking Associates, Inc., 20 Clinton Street, Boston, for a conditional use and a variance to erect a six-story parking garage, retail, restaurant structure in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. Proposal meets conditions for parking facility in a restricted parking district.



